



SACHI A. HAMAI  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

*"To Enrich Lives Through Effective And Caring Service"*

Board of Supervisors  
HILDA L. SOLIS  
First District

MARK RIDLEY-THOMAS  
Second District

SHEILA KUEHL  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

January 19, 2016


The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

11 January 19, 2016

  
PATRICK OGAWA  
ACTING EXECUTIVE OFFICER

**PROPOSITION 218 REVISED BALLOTS-CITY OF MALIBU  
ASSESSMENT DISTRICT NO. 2015-1  
CIVIC CENTER WASTEWATER TREATMENT FACILITY-PHASE 1  
(THIRD DISTRICT)  
(3 VOTES)**

### SUBJECT

Support for the proposed City of Malibu Assessment District No. 2015-1, to install and construct a Civic Center Wastewater Treatment Facility and Recycle Water Facility-Phase 1, in the City of Malibu, for a revised one-time estimated cost to the County of Los Angeles of \$2,125,906.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Support the proposed new City of Malibu Assessment District No. 2015-1 (Assessment District), which would provide funding for the installation and construction of a wastewater treatment facility and recycled water facility, serving properties within the boundaries of the Assessment District at a revised one-time cost to the County of Los Angeles of approximately \$2,125,906, to be paid in a lump sum.
2. Instruct the Chief Executive Officer (CEO), to cast the ballots supporting the assessments for the properties.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Support for the proposed new City of Malibu Assessment District No. 2015-1 (District) will facilitate financing for the installation and construction of a wastewater treatment facility and recycled water facility within the proposed District. The District contains four County-owned parcels: Assessor's Parcel No. (APN) 4458-002-900 occupied by Fire Station 88 located at 23720 West Malibu Road, Malibu; APN 4458-022-906 (previously parcel 904), which is the Malibu Administrative Center, located at 23525 West Civic Center Way, Malibu; and two unimproved vacated road parcels APNs 4458-020-900 and 901, located at the egress and ingress from Pacific Coast Highway onto Web Way, Malibu, respectively. On December 8, 2015, the Board approved quitclaiming the two unimproved road parcels to the City of Malibu, and as a result the County will not be assessed for those parcels.

The cost of individual wastewater and recycled water connections on private property to the system is not included in the work to be financed through the District. Individual wastewater and recycled water fees associated with ongoing operations and maintenance will be paid to the City of Malibu (City) directly.

## **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan of Operational Effectiveness/Fiscal Sustainability (Goal 1) directs that we maximize the effectiveness of structure, operations, and strong fiscal management to support timely delivery of customer-oriented and efficient public services, and the Goal of Integrated Services Delivery (Goal 3) directs that we maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services. Support for the District to fund a wastewater treatment facility and recycled water facility will provide water reclamation within the District in a safe and cost-effective way.

## **FISCAL IMPACT/FINANCING**

The proposed District's revised and increased total assessment amount is \$63,688,774, to provide funding for the installation and construction of a wastewater treatment facility and recycled water facility. This is an increase of 28 percent over the original proposed total assessment of \$49,750,000. Because the County agreed to transfer the two unimproved road properties to the City, Attachment 1 reflects a \$0 assessment for those parcels. The total amount of the assessments to be levied on County properties has nevertheless increased to \$2,125,906, which is 3.34 percent of the project, an increase of 15.29 percent over the original proposed assessments to County properties.

If the assessments are confirmed by ballots, new notices will advise of the option of making a one-time payment of the final assessment, less financing costs, within 60 days after the assessment is approved. The 30-year payment option is not available to governmental agencies.

This cost will be paid by the Rent Expense budget, and charged to the benefitting departments. Approximately 25 percent of the assessments, in the amount of \$525,923, will be net County cost (Attachment 2). As this proposed assessment District was unanticipated, a budget adjustment in the Fiscal Year (FY) 2015-16 budget to service the required appropriation will be required.

The actual assessment amount may be reduced if anticipated cost-savings are realized during construction, in which case, future assessments would be proportionately reduced, and rebates would be issued to property owners, who paid the assessment in a lump-sum during the one-time cash payment option.

The proposed total assessment assumes an interest rate on the bonds of approximately 6 percent for the 30-year payment option available to private property owners. Annual City administrative fees will be approximately \$25,000. The annual City administrative fees escalate annually based on the U.S. Consumer Price Index (All Urban Consumers, for Los Angeles-Riverside-Orange County), as of January 1 of each year, not to exceed 5 percent. The proposed total assessment on properties, as identified on the ballots, cannot be increased without another assessment hearing and re-balloting.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

With the passage of Proposition 218, property owned by government agencies became subject to assessment by various County, and non-County assessment Districts on July 1, 1997. The County, like other property owners, is able to cast ballots supporting or opposing the assessments, and its ballots will be weighted to reflect its proportionate share of the total assessment. Publicly owned properties are not exempt from the assessment, unless the parcels receive no special benefit. The assessing agency cannot increase an assessment, or impose a new assessment, if a majority of the ballots returned opposes the proposed assessment.

The City Council has commenced proceedings to secure property owner approval for the proposed new District. The City Council has scheduled a public hearing on the matter for January 25, 2016, and the ballots must be delivered to the City prior to the hearing date.

The method of assessment is quantified in terms of wastewater flow rates, and organic loads for developed parcels are based upon actual building square footage and uses. For vacant properties, it is based upon the wastewater flow rates and organic loads, that correlate with the highest and best use of the property.

The Board initially approved casting ballots in favor of the proposed new District on August 4, 2015, and ballots were delivered to the City. However, the City postponed its public hearing to revise certain costs and allocations associated with the project and obtain new bids, and has now issued new ballots. The costs to the County have increased as shown in Attachment 3.

The Chief Executive Office (CEO) has determined that the services to be financed by the District will be of sufficient benefit to warrant the Board's support, and therefore, recommends that the Board direct the Chief Executive Officer to cast the ballots (Attachment 4) in support of the property assessments.

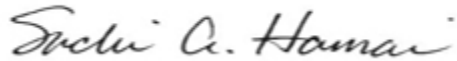
### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The services to be financed by the District will ensure compliance with the Memorandum of Understanding, regarding phased implementation of the basin plan amendment prohibiting on-site wastewater disposal systems in the Malibu Civic Center area, entered into by and between the City of Malibu, the Regional Water Quality Control Board (RWQCB), Los Angeles, and the State Water Resources Control Board. The City is under a prohibition from the RWQCB to have the facility operational by June 2017.

**CONCLUSION**

It is requested that the Executive Office, Board of Supervisors, return the adopted stamped Board letter to the CEO, Real Estate Division, 222 South Hill Street, 4th Floor, Los Angeles, CA 90012.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sachi A. Hamai".

SACHI A. HAMAI  
Chief Executive Officer

SAH:TT:CMM  
SDH:RC:ns

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Auditor-Controller  
District Attorney  
Fire  
Public Defender  
Public Library  
Public Works  
Sheriff  
Superior Court-West District

## ATTACHMENT 1

PROPOSITION 218 REVISED BALLOT – CITY OF MALIBU  
ASSESSMENT DISTRICT NO. 2015-1  
CIVIC CENTER WASTEWATER TREATMENT FACILITY-PHASE 1  
(THIRD DISTRICT) (3 VOTES)

<b><u>COUNTY-OWNED FACILITIES</u></b>		<b><u>ASSESSMENT FEE</u></b>
1.	APN 4458-002-900 FIRE STATION 88 23720 W MALIBU ROAD MALIBU 90265	\$ 119,328.55
2.	APN 4458-020-900 ROAD PROPERTY-VACATION OF PACIFIC COAST HWY AT CIVIC CENTER WAY MALIBU 90265	0
3.	APN 4458-020-901 ROAD PROPERTY-VACATION OF PACIFIC COAST HWY AT CIVIC CENTER WAY MALIBU 90265	0
4.	APN 4458-022-904 MALIBU ADMINISTRATIVE CENTER 23525 WEST CIVIC CENTER WAY MALIBU 90265	2,006,577.94
		<hr/> \$2,125,906.49

## ATTACHMENT 2

County of Los Angeles-Chief Executive Office  
 Prop 218 City of Malibu-Wastewater Treatment Facility  
 and Recycled Water Facility Assessment District  
 Cost Allocation for County-Owned Property in the Malibu Civic Center Area

APN Number	Building	Department	Assessment	Billable	Non-Billable
4458-002-900	Fire Station 88	Fire Department	\$119,328	119,328	
		Subtotal	\$119,328	119,328	
4458-022-906	Malibu Admin Center and Courthouse				
	District Attorney		\$47,957		\$47,957
	Public Defender		\$13,444		\$13,444
	Public Library		\$423,789	\$423,789	
	Public Work-Sewer		\$10,233	\$10,233	
	Public Work-Waterworks		\$499,437	\$499,437	
	Sheriff Court Services		\$1,605	\$1,605	
	Superior Court W. District		\$531,141	\$531,141	
	Vacant-Rent Expense		\$459,707		\$459,707
	Sheriff Patrol		\$14,447	\$14,447	
	Other-Non-County Users		\$4,815		\$4,815
		Subtotal	\$2,006,575	\$1,480,652	\$525,923
4458-020-900 & 4458-020-901	Vacant Property*		\$0	--	--
		Subtotal	\$0	--	--
		Total	\$2,125,903	\$1,599,980	\$525,923

\*Public Works is in the process of transferring these parcels to the City. Use will be restricted to those purposes authorized in sections 2 and 9 of Article XIX of the California Constitution and section 2101 of the California Streets and Highways Code which renders these properties undevelopable for private purposes.

### ATTACHMENT 3

County of Los Angeles-Chief Executive Office  
Prop 218 City of Malibu-Wastewater Treatment Facility  
and Recycled Water Facility Assessment District

APN Number	Building	Department	Assessment Approved 8/4/15*	Revised Assessment**
4458-002-900	Fire Station 88	Fire Department	\$90,142	\$119,328
		Subtotal	\$90,142	\$119,328
4458-022-906	Malibu Admin Center and Courthouse			
	District Attorney		\$36,227	\$47,957
	Public Defender		\$10,156	\$13,444
	Public Library		\$320,135	\$423,789
	Public Work-Sewer		\$7,731	\$10,233
	Public Work-Waterworks		\$377,280	\$499,437
	Sheriff Court Services		\$1,213	\$1,605
	Superior Court W. District		\$401,229	\$531,141
	Vacant-Rent Expense		\$347,267	\$459,707
	Sheriff Patrol		\$10,914	\$14,447
	Other-Non-County Users		\$3,638	\$4,815
		Subtotal	\$1,515,790	\$2,006,575
4458-020-900 & 4458-020-901	Vacant Property***		\$238,073	\$0
		Subtotal	\$238,073	\$0
		Total	\$1,844,005	\$2,125,903

\*The Board of Supervisors voted to support the proposed District on August 4 2015, based on these original proposed assessments.

\*\*Increase of 15.29 percent.

\*\*\*Public Works is in the process of transferring these parcels to the City. Use will be restricted to those purposes authorized in sections 2 and 9 of Article XIX of the California Constitution and section 2101 of the California Streets and Highways Code which renders these properties undevelopable for private purposes.



# City of Malibu

23825 Stuart Ranch Road • Malibu, California • 90265-4804  
(310) 456-2489 • fax (310) 456-2760

December 11, 2015

Re: Assessment Ballot – City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility – Phase 1)

Dear Property Owner:

Enclosed with this letter is the official Assessment Ballot for the City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility – Phase 1). Please complete the ballot and return it to the City Clerk of the City of Malibu, sealed in the envelope provided, by 6:30 p.m., January 25, 2016. Your sealed ballot may be sent via US Mail or hand-delivered to the City Clerk of the City of Malibu, but it must be received prior to the time and date specified. The votes will be tabulated at a regular meeting of the City Council of the City of Malibu on January 25, 2016, at 6:30 p.m.

In June, you received a ballot for the City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility – Phase 1) which reflected an assessment formation date of August 10, 2015. The City of Malibu postponed the formation of the proposed Assessment District to October 12, 2015. The October 12, 2015 hearing was adjourned to October 14, 2015, at which time the hearing was postponed to January 25, 2016. If you previously returned a ballot to the City Clerk, that ballot will not be counted and has been destroyed. Only the new ballots sent in this mailing will be counted toward the establishment of the proposed assessment district.

As a property owner, you are voting for or against the proposed assessment clearly indicated on your ballot. This figure represents the maximum amount that may be assessed for the portion of the wastewater treatment facilities and recycled water facilities that will benefit your property. The total is based on construction bids, and it includes soft costs such as design, permitting, legal expenses, and other necessary expenses. The assessment amount also includes the cost to issue municipal bonds and to enter into loans with the California State Water Resources Control Board to provide long term financing, including capitalized interest for approximately eighteen months after such municipal bonds are issued and accrued interest on the State loans during the anticipated eighteen month construction period.

The assessment district formation process is governed by State law. The assessment will be approved if a majority of respondents vote in favor of the assessment. It is important that you submit your ballot to ensure that your vote is considered in the tabulation.

If the assessment is approved, you will have the option of paying the total assessment over a period of approximately 30 years, with payments collected as a line item on your property tax bill. Alternatively, you will have the option of making a one-time cash payment for the assessment, less financing costs, within 60 days after the assessment is approved. This option will be communicated to you in a letter that will be sent following the vote. If you elect to pay the total assessment over a period of 30 years as described above, no annual installment will be levied for approximately eighteen months following the issuance of the municipal bonds and/or the execution of the State loans as a result of the capitalized interest on the municipal bonds which will be funded during such time and the accrual of interest on the State loans, as described above.



The actual assessment amount may be reduced if cost savings are realized during the construction stage. In this case, future assessments would be proportionately reduced and rebates would be issued to property owners who paid cash during the cash payment period. This would occur upon completion of the project.

Details of the proposed assessment district, including comprehensive cost estimates and detailed boundary diagrams, are provided in the Modified Engineer's Report, which is available for review at Malibu City Hall in the City Clerk's Office.

You may contact me directly with any questions or inquiries. I can be reached by telephone at (310) 456-2489, ext. 224 or by email at [rfeldman@malibucity.org](mailto:rfeldman@malibucity.org). Your cooperation in this matter is greatly appreciated.

Sincerely,

Reva Feldman  
Assistant City Manager





014

**OWNER OF RECORD:**  
**COUNTY OF LOS ANGELES**  
**23720 MALIBU RD**  
**MALIBU CA 90265**



Please make sure that you re-fold and insert this sheet so that your name and the property address show through the upper left window of the Return Envelope.

**CITY OF MALIBU**  
**23825 Stuart Ranch Road**  
**Malibu, California 90265**  
**Tel: 310-456-2489 Ext. 224**



**COUNTY OF LOS ANGELES**  
**REAL ESTATE DIVISION**  
**222 SOUTH HILL STREET, 4TH FLOOR**  
**LOS ANGELES CA 90012**

**PROPERTY OWNER ASSESSMENT BALLOT**  
**CITY OF MALIBU**  
**ASSESSMENT DISTRICT NO. 2015-1**  
**(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)**

The City of Malibu is proposing to levy new assessments in the proposed City of Malibu Civic Center Assessment District No. 2015-1 (Wastewater Treatment Facility - Phase 1) that includes your property. The purpose of the assessment is to fund the estimated costs of installing and constructing wastewater treatment facilities and recycled water facilities serving the property within the District No. 2015-1 and all related administrative, financing and incidental costs, including the costs of forming Assessment District No. 2015-1. On January 25, 2016, at 6:30 p.m., the City Council of the City of Malibu will hold a public hearing in the City Hall Council Chambers, 23825 Stuart Ranch Road, Malibu, California, to take public testimony, hear protests, tabulate the Assessment Ballots and take final action on the levy of the assessments. Ballots must be received by the City Clerk prior to the close of the Public Hearing.

Proposition 218, approved by the voters in 1996, provides for property owners to determine by ballot whether or not they approve of new or increased assessments. Your assessment ballot is below.

**Please mark the box and fill out your ballot in ink. Do not use pencil.**

To complete your ballot below, mark an (X) in the voting square after the word "YES" or after the word "NO". Ballots must be completed in ink. Mark only one box. The person completing and submitting this assessment ballot must be the record owner for the property identified above or the representative for the record owner of such property who is legally authorized to complete and submit this ballot for and on behalf of the record owner. If there are two or more property owners, only one needs to sign and return the ballot. **THE ASSESSMENT BALLOT MUST BE SIGNED IN ORDER FOR IT TO BE COUNTED.**

Please see the "Summary of Assessment Ballot Procedures" on the back of this sheet.

For additional information about the assessment for the District, please contact 310-456-2489 Ext. 224.

**ASSESSMENT DISTRICT NO. 2015-1**  
**(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)**

**Assessment Number: 014**  
**Assessor's Parcel Number: 4458-002-900**  
**Owner Name: County of Los Angeles**  
**Maximum Assessment for this Parcel: \$119,328.55**

I am **IN FAVOR** of City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility - Phase 1) and the levying of the Proposed Assessment and the annual administrative cost assessment

YES ☐



I am **OPPOSED** to City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility - Phase 1) and the levying of the Proposed Assessment and the annual administrative cost assessment

NO ☐



I hereby declare under penalty of perjury that I am the record owner, or the authorized representative of the record owner for the parcel defined above.

**BALLOT**

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

## SUMMARY OF ASSESSMENT BALLOT PROCEDURES

If you are the owner of the property described on the enclosed ballot, or the authorized representative of the record owner, you may submit the enclosed ballot to the City to support or oppose the City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility – Phase 1) ("Assessment District"). Please follow the instructions below to complete and return your ballot:

1. Register your vote on the enclosed ballot in favor of or against the proposed Assessment District by placing an "X" in the corresponding box.
2. Mark and sign your ballot in ink. (Assessment Ballots received without a signature will not be counted.) Do not use pencil.
3. Refold and insert your ballot into the provided return envelope and seal the envelope. The barcode and your name and property address must show through the upper left window on the return envelope.
4. Mail or personally deliver your ballot to the City Clerk of the City of Malibu, 23825 Stuart Ranch Road, Malibu, CA 90265. The City **must** receive mailed assessment ballots by January 25, 2016. **Postmarks will not be accepted.**
5. Assessment Ballots must be received by the City Clerk prior to the close of the public hearing concerning the proposed Assessment District on Monday, January 25, 2016, at the Malibu City Hall Council Chambers. The public hearing is scheduled for 6:30 p.m. Any ballots received after the close of the Public Hearing cannot legally be counted.
6. Following the close of the public hearing, the City Clerk or designee will tabulate the assessment ballots received. The ballots are weighted by the assessment amount for each property. (Simplified, this means one vote per each dollar of assessment.)
7. The Assessment District may be confirmed unless a majority protest exists. A majority protest exists if, upon the close of the January 25, 2016 public hearing, the monetary value of the ballots submitted in opposition to the Assessment District exceeds the monetary value of the ballots submitted in favor of the Assessment District.
8. If a majority protest exists based upon the value of the ballots received by the City Clerk, prior to the close of the January 25, 2016 public hearing, the Assessment District will not be formed.
9. Your assessment ballot is not confidential and may be subject to public disclosure.

*The information in this notice and the accompanying materials were compiled and are distributed at public expense by the City of Malibu in compliance with Proposition 218. This information is presented in the public interest. It is not intended to influence or attempt to influence the actions of the voters to vote "yes" or "no" on the enclosed ballot.*





052

**OWNER OF RECORD:**  
 COUNTY OF LOS ANGELES  
 23519 CIVIC CTR WY  
 MALIBU CA 90265



Please make sure that you re-fold and insert this sheet so that your name and the property address show through the upper left window of the Return Envelope.

**CITY OF MALIBU**  
 23825 Stuart Ranch Road  
 Malibu, California 90265  
 Tel: 310-456-2489 Ext. 224



COUNTY OF LOS ANGELES  
 REAL ESTATE DIVISION  
 222 SOUTH HILL STREET, 4TH FLOOR  
 LOS ANGELES CA 90012

**PROPERTY OWNER ASSESSMENT BALLOT**  
**CITY OF MALIBU**  
**ASSESSMENT DISTRICT NO. 2015-1**  
**(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)**

The City of Malibu is proposing to levy new assessments in the proposed City of Malibu Civic Center Assessment District No. 2015-1 (Wastewater Treatment Facility - Phase 1) that includes your property. The purpose of the assessment is to fund the estimated costs of installing and constructing wastewater treatment facilities and recycled water facilities serving the property within the District No. 2015-1 and all related administrative, financing and incidental costs, including the costs of forming Assessment District No. 2015-1. On January 25, 2016, at 6:30 p.m., the City Council of the City of Malibu will hold a public hearing in the City Hall Council Chambers, 23825 Stuart Ranch Road, Malibu, California, to take public testimony, hear protests, tabulate the Assessment Ballots and take final action on the levy of the assessments. Ballots must be received by the City Clerk prior to the close of the Public Hearing.

Proposition 218, approved by the voters in 1996, provides for property owners to determine by ballot whether or not they approve of new or increased assessments. Your assessment ballot is below.

**Please mark the box and fill out your ballot in ink. Do not use pencil.**

To complete your ballot below, mark an (X) in the voting square after the word "YES" or after the word "NO". Ballots must be completed in ink. Mark only one box. The person completing and submitting this assessment ballot must be the record owner for the property identified above or the representative for the record owner of such property who is legally authorized to complete and submit this ballot for and on behalf of the record owner. If there are two or more property owners, only one needs to sign and return the ballot. **THE ASSESSMENT BALLOT MUST BE SIGNED IN ORDER FOR IT TO BE COUNTED.**

Please see the "Summary of Assessment Ballot Procedures" on the back of this sheet.

For additional information about the assessment for the District, please contact 310-456-2489 Ext. 224.

**ASSESSMENT DISTRICT NO. 2015-1**  
**(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)**  
**Assessment Number: 052**  
**Assessor's Parcel Number: 4458-022-906**  
**Owner Name: County of Los Angeles**  
**Maximum Assessment for this Parcel: \$2,006,577.94**

**BALLOT**

I am **IN FAVOR** of City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility - Phase 1) and the levying of the Proposed Assessment and the annual administrative cost assessment

YES ☐



I am **OPPOSED** to City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility - Phase 1) and the levying of the Proposed Assessment and the annual administrative cost assessment

NO ☐



I hereby declare under penalty of perjury that I am the record owner, or the authorized representative of the record owner for the parcel defined above.

Printed Name

Signature

Date

## SUMMARY OF ASSESSMENT BALLOT PROCEDURES

If you are the owner of the property described on the enclosed ballot, or the authorized representative of the record owner, you may submit the enclosed ballot to the City to support or oppose the City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility – Phase 1) ("Assessment District"). Please follow the instructions below to complete and return your ballot:

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6. Following the close of the public hearing, the City Clerk or designee will tabulate the assessment ballots received. The ballots are weighted by the assessment amount for each property. (Simplified, this means one vote per each dollar of assessment.)
7. The Assessment District may be confirmed unless a majority protest exists. A majority protest exists if, upon the close of the January 25, 2016 public hearing, the monetary value of the ballots submitted in opposition to the Assessment District exceeds the monetary value of the ballots submitted in favor of the Assessment District.
8. If a majority protest exists based upon the value of the ballots received by the City Clerk, prior to the close of the January 25, 2016 public hearing, the Assessment District will not be formed.
9. Your assessment ballot is not confidential and may be subject to public disclosure.

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036

OWNER OF RECORD:  
COUNTY OF LOS ANGELES  
MALIBU CA 90265



Please make sure that you re-fold and insert this sheet so that your name and the property address show through the upper left window of the Return Envelope.

CITY OF MALIBU  
23825 Stuart Ranch Road  
Malibu, California 90265  
Tel: 310-456-2489 Ext. 224



COUNTY OF LOS ANGELES  
REAL ESTATE DIVISION  
222 SOUTH HILL STREET, 4TH FLOOR  
LOS ANGELES CA 90012

**PROPERTY OWNER ASSESSMENT BALLOT**  
**CITY OF MALIBU**  
**ASSESSMENT DISTRICT NO. 2015-1**  
**(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)**

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Proposition 218, approved by the voters in 1996, provides for property owners to determine by ballot whether or not they approve of new or increased assessments. Your assessment ballot is below.

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For additional information about the assessment for the District, please contact 310-456-2489 Ext. 224.

**ASSESSMENT DISTRICT NO. 2015-1**  
**(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)**

**Assessment Number:** 036  
**Assessor's Parcel Number:** 4458-020-900  
**Owner Name:** County of Los Angeles  
**Maximum Assessment for this Parcel:** \$0.00

I am **IN FAVOR** of City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility - Phase 1) and the levying of the Proposed Assessment and the annual administrative cost assessment

YES ☐



I am **OPPOSED** to City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility - Phase 1) and the levying of the Proposed Assessment and the annual administrative cost assessment

NO ☐



I hereby declare under penalty of perjury that I am the record owner, or the authorized representative of the record owner for the parcel defined above.

**BALLOT**

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

## SUMMARY OF ASSESSMENT BALLOT PROCEDURES

If you are the owner of the property described on the enclosed ballot, or the authorized representative of the record owner, you may submit the enclosed ballot to the City to support or oppose the City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility – Phase 1) ("Assessment District"). Please follow the instructions below to complete and return your ballot:

1. Register your vote on the enclosed ballot in favor of or against the proposed Assessment District by placing an "X" in the corresponding box.
2. Mark and sign your ballot in ink. (Assessment Ballots received without a signature will not be counted.) Do not use pencil.
3. Refold and insert your ballot into the provided return envelope and seal the envelope. The barcode and your name and property address must show through the upper left window on the return envelope.
4. Mail or personally deliver your ballot to the City Clerk of the City of Malibu, 23825 Stuart Ranch Road, Malibu, CA 90265. The City *must* receive mailed assessment ballots by January 25, 2016. **Postmarks will not be accepted.**
5. Assessment Ballots must be received by the City Clerk prior to the close of the public hearing concerning the proposed Assessment District on Monday, January 25, 2016, at the Malibu City Hall Council Chambers. The public hearing is scheduled for 6:30 p.m. Any ballots received after the close of the Public Hearing cannot legally be counted.
6. Following the close of the public hearing, the City Clerk or designee will tabulate the assessment ballots received. The ballots are weighted by the assessment amount for each property. (Simplified, this means one vote per each dollar of assessment.)
7. The Assessment District may be confirmed unless a majority protest exists. A majority protest exists if, upon the close of the January 25, 2016 public hearing, the monetary value of the ballots submitted in opposition to the Assessment District exceeds the monetary value of the ballots submitted in favor of the Assessment District.
8. If a majority protest exists based upon the value of the ballots received by the City Clerk, prior to the close of the January 25, 2016 public hearing, the Assessment District will not be formed.
9. Your assessment ballot is not confidential and may be subject to public disclosure.

*The information in this notice and the accompanying materials were compiled and are distributed at public expense by the City of Malibu in compliance with Proposition 218. This information is presented in the public interest. It is not intended to influence or attempt to influence the actions of the voters to vote "yes" or "no" on the enclosed ballot.*





037

OWNER OF RECORD:  
COUNTY OF LOS ANGELES  
MALIBU CA 90265



Please make sure that you re-fold and insert this sheet so that your name and the property address show through the upper left window of the Return Envelope.

CITY OF MALIBU  
23825 Stuart Ranch Road  
Malibu, California 90265  
Tel: 310-456-2489 Ext. 224



COUNTY OF LOS ANGELES  
REAL ESTATE DIVISION  
222 SOUTH HILL STREET, 4TH FLOOR  
LOS ANGELES CA 90012

**PROPERTY OWNER ASSESSMENT BALLOT**  
**CITY OF MALIBU**  
**ASSESSMENT DISTRICT NO. 2015-1**  
**(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)**

The City of Malibu is proposing to levy new assessments in the proposed City of Malibu Civic Center Assessment District No. 2015-1 (Wastewater Treatment Facility - Phase 1) that includes your property. The purpose of the assessment is to fund the estimated costs of installing and constructing wastewater treatment facilities and recycled water facilities serving the property within the District No. 2015-1 and all related administrative, financing and incidental costs, including the costs of forming Assessment District No. 2015-1. On January 25, 2016, at 6:30 p.m., the City Council of the City of Malibu will hold a public hearing in the City Hall Council Chambers, 23825 Stuart Ranch Road, Malibu, California, to take public testimony, hear protests, tabulate the Assessment Ballots and take final action on the levy of the assessments. Ballots must be received by the City Clerk prior to the close of the Public Hearing.

Proposition 218, approved by the voters in 1996, provides for property owners to determine by ballot whether or not they approve of new or increased assessments. Your assessment ballot is below.

**Please mark the box and fill out your ballot in ink. Do not use pencil.**

To complete your ballot below, mark an (X) in the voting square after the word "YES" or after the word "NO". Ballots must be completed in ink. Mark only one box. The person completing and submitting this assessment ballot must be the record owner for the property identified above or the representative for the record owner of such property who is legally authorized to complete and submit this ballot for and on behalf of the record owner. If there are two or more property owners, only one needs to sign and return the ballot. **THE ASSESSMENT BALLOT MUST BE SIGNED IN ORDER FOR IT TO BE COUNTED.**

Please see the "Summary of Assessment Ballot Procedures" on the back of this sheet.

For additional information about the assessment for the District, please contact 310-456-2489 Ext. 224.

**ASSESSMENT DISTRICT NO. 2015-1**  
**(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)**  
**Assessment Number: 037**  
**Assessor's Parcel Number: 4458-020-901**  
**Owner Name: County of Los Angeles**  
**Maximum Assessment for this Parcel: \$0.00**

I am **IN FAVOR** of City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility - Phase 1) and the levying of the Proposed Assessment and the annual administrative cost assessment

YES ☐



I am **OPPOSED** to City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility - Phase 1) and the levying of the Proposed Assessment and the annual administrative cost assessment

NO ☐



I hereby declare under penalty of perjury that I am the record owner, or the authorized representative of the record owner for the parcel defined above.

**BALLOT**

Printed Name

Signature

Date

## SUMMARY OF ASSESSMENT BALLOT PROCEDURES

If you are the owner of the property described on the enclosed ballot, or the authorized representative of the record owner, you may submit the enclosed ballot to the City to support or oppose the City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility – Phase 1) ("Assessment District"). Please follow the instructions below to complete and return your ballot:

1. Register your vote on the enclosed ballot in favor of or against the proposed Assessment District by placing an "X" in the corresponding box.
2. Mark and sign your ballot in ink. (Assessment Ballots received without a signature will not be counted.) Do not use pencil.
3. Refold and insert your ballot into the provided return envelope and seal the envelope. The barcode and your name and property address must show through the upper left window on the return envelope.
4. Mail or personally deliver your ballot to the City Clerk of the City of Malibu, 23825 Stuart Ranch Road, Malibu, CA 90265. The City ***must*** receive mailed assessment ballots by January 25, 2016. **Postmarks will not be accepted.**
5. Assessment Ballots must be received by the City Clerk prior to the close of the public hearing concerning the proposed Assessment District on Monday, January 25, 2016, at the Malibu City Hall Council Chambers. The public hearing is scheduled for 6:30 p.m. Any ballots received after the close of the Public Hearing cannot legally be counted.
6. Following the close of the public hearing, the City Clerk or designee will tabulate the assessment ballots received. The ballots are weighted by the assessment amount for each property. (Simplified, this means one vote per each dollar of assessment.)
7. The Assessment District may be confirmed unless a majority protest exists. A majority protest exists if, upon the close of the January 25, 2016 public hearing, the monetary value of the ballots submitted in opposition to the Assessment District exceeds the monetary value of the ballots submitted in favor of the Assessment District.
8. If a majority protest exists based upon the value of the ballots received by the City Clerk, prior to the close of the January 25, 2016 public hearing, the Assessment District will not be formed.
9. Your assessment ballot is not confidential and may be subject to public disclosure.

*The information in this notice and the accompanying materials were compiled and are distributed at public expense by the City of Malibu in compliance with Proposition 218. This information is presented in the public interest. It is not intended to influence or attempt to influence the actions of the voters to vote "yes" or "no" on the enclosed ballot.*



**NOTICE OF  
PROPOSED NEW ASSESSMENTS**

and  
**ASSESSMENT BALLOT**  
for the

**City of Malibu Assessment District No. 2015-1  
(Civic Center Wastewater Treatment Facility – Phase 1)**

**The CITY OF MALIBU GIVES NOTICE that:**

**1. Purpose of Assessments.** The City of Malibu is proposing to levy new assessments in the proposed City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility – Phase 1) that includes your property. The purpose of the assessment is to fund the estimated costs of installing and constructing wastewater treatment facilities and recycled water facilities serving the property within Assessment District No. 2015-1 and all related administrative, financing and incidental costs, including the costs of forming Assessment District No. 2015-1.

**2. The Assessments.** The total of the proposed assessments for the whole Assessment District No. 2015-1 will not exceed \$63,688,774.33. The proposed total assessment on your property is identified on the ballot included herein. Information on the way the assessments are calculated is included as an attachment to this Notice. Please read it carefully.

If the assessments are confirmed, the unpaid assessments, unless paid in cash, will continue to be collected against the properties in Assessment District No. 2015-1 on the property tax bill as long as needed to pay installments of principal and interest on the proposed bonds and State loans, but not for more than 30 years from the date of construction completion set forth in the State loan application.

If the assessments are confirmed, you will receive new notices telling you of your option to pay all or part of the final assessment in cash, or allow it to go to bond and loan over a period of not more than 30 years from the date of construction completion set forth in the State loan application. Notwithstanding the foregoing, the assessments are not anticipated to be levied for approximately eighteen months following the issuance of the bonds and/or the execution of the State loans. Interest on the bonds during such initial period will be paid from capitalized interest funded from bond proceeds. The proposed total assessment assumes an interest rate of approximately (i) 7% on the bonds, (ii) 1% on the recycled water State loan, and (iii) 1.8% on the wastewater State loan. Annual City administrative fees will be approximately \$25,000. The annual City administrative fees escalate annually based on the lesser of (i) 5%, or (ii) the annualized positive change, if any, in the U.S. Consumer Price Index, All Urban Consumers, for Los Angeles – Riverside – Orange County as of January 1 of each year. The proposed total assessment on your property as identified on the ballot included herein cannot be increased without another assessment hearing and ballot. The assessment amounts also include an anticipated grant amount from the State of California in an amount not less than \$2 million.

*Each owner of property located within the assessment district would be responsible for arranging for, and paying for, the work necessary to connect facilities constructed by the City on public rights-of-way to the points of connection on their private property.* The cost of connecting individual wastewater and recycled water connections on private property to the systems is not included in the work to be financed through the assessment district. Individual wastewater and recycled water fees associated with ongoing operations and maintenance will be paid to the City directly.

**3. Public Hearing.** On January 25, 2106 at 6:30 p.m., the City Council of the City of Malibu will hold a public hearing at its regular meeting place in the Malibu City Hall Council Chambers, 23825 Stuart Ranch Road, Malibu, California, to take public testimony, hear protests, tabulate the Assessment Ballots and take final action on the levy of the assessments.

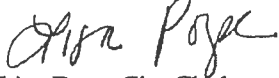


**4. Assessment Ballot.** Any time before the end of the public hearing, any property owner in the Assessment District may submit the Assessment Ballot to the City Clerk. Please review enclosed "Summary of Assessment Ballot Procedures" and mark the Ballot either "I am in Favor" or "I am Opposed;" SIGN THE BALLOT and put it in the return envelope provided with this Notice. Seal the envelope and return it and the Ballot by mail or by hand delivery to the City Clerk. The barcode and your name and property address must show through the upper left window on the return envelope. **Any Ballot returned unmarked, unsigned or not enclosed in the return envelope will be rejected and not counted.**

The Ballot may be submitted, changed or withdrawn at any time before the end of the public hearing on January 25, 2016. If you need a replacement Ballot, contact the City Clerk's Office. The Assessment District may not be formed and the Assessment may not be imposed if the Ballots submitted in opposition to the assessment outweigh the Ballots submitted in favor of the assessment, with each Ballot weighted according to the amount of the proposed assessment on the property to which that Ballot relates. (This means 1 vote for each \$1 of assessment.)

**5. More Information.** For additional information about the Assessments, the Ballot or Assessment District No. 2015-1, contact Reva Feldman, Assistant City Manager of the City of Malibu, at 23825 Stuart Ranch Road, Malibu, California 90265, by telephone at (310) 456-2489, ext. 224, or by email at [rfeldman@malibucity.org](mailto:rfeldman@malibucity.org). The Modified Engineer's Report and other written material about the Assessment District may be reviewed at Malibu City Hall in the City Clerk's Office at the above address during regular business hours.

Dated December 11, 2015



Lisa Pope, City Clerk  
City of Malibu



**Civic Center Wastewater Treatment Facility – Phase I  
Assessment District No. 2015-1**

**METHOD OF ASSESSMENT**

**A. Background**

Assessment District jurisprudence requires that assessments levied pursuant to the Municipal Improvement Act of 1913 be based on the "special benefit" properties receive from the Works of Improvement. However, the law does not specify the method or formula that should be used to apportion the assessments in Assessment District proceedings. In addition, Article XIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

"Special benefit" is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer's Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority* (2008), *Beutz v. County of Riverside* (2010), *Golden Hills Neighborhood Association v. City of San Diego* (2011), and *Concerned Citizens v. West Point Fire Protection District* (2011).

Methodologically, it is necessary and essential to identify the special benefit that the Works of Improvement will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

All costs associated with the financing of the works of improvement are to be fairly distributed among the lots and parcels within the District based upon the special benefit received by each lot and parcel. Additionally, in compliance with the California Constitution Article XIID Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred upon it. In sum, each of the properties benefiting from the works of improvement proposed for Assessment District No. 2015-1 will be assessed only for the special benefit conferred on such properties.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of David Taussig & Associates, Inc. as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer's Report for consideration at the public hearing. The final authority and action rests with the City after hearing all testimony and evidence presented at the public hearing and the tabulation of the assessment ballots. Upon conclusion of the public hearing, the City must make the final action in determining that the assessment has been made in direct proportion to the special benefit received. Ballot tabulation will then be completed, and if a majority of ballots received, weighted by assessment amount, do not protest the assessment, then the City may establish the Assessment District.



## B. Special Benefit

The special benefit conferred to each of the properties within the Assessment District is the ability to discharge wastewater flows to a centralized wastewater treatment facility in compliance with the Memorandum of Understanding Regarding Phased Implementation of Basin Plan Amendment Prohibiting On-Site Wastewater Disposal Systems in the Malibu Civic Center Area entered into by and between the City of Malibu, the Regional Water Quality Control Board, Los Angeles, and the State Water Resources Control Board (the "MOU"). Resolution R4-2009-007 adopted by the Regional Water Quality Control Board, Los Angeles Region (the "Basin Plan Amendment") prohibits on-site wastewater disposal systems in the City of Malibu Civic Center Area, and the MOU requires the construction of the works of improvements in lieu of on-site wastewater disposal systems. In addition to the wastewater treatment plant, the Assessment District will install wastewater collection and recycled water distribution facilities in existing public streets and/or public easements; the cost of connecting to these facilities will be borne separately by each property owner and will not be installed by the Assessment District. The Assessment District will provide each property the right to discharge up to the wastewater flow and load calculated in Section C.3 below.

The works of improvements constitute the least expensive facilities with a factor of safety that can be built to serve the properties within the Assessment District. The treatment plant will be comprised of the minimum sized treatment processing units, headworks, and lab facilities as determined by the design engineer and in accordance with customary and prudent engineering design standards. Specifically, the treatment plant will consist of two (2) modules; two modules are required in order that one may be taken off line for maintenance and/or repair. The treatment plant site to be acquired is similarly the least expensive available parcel of land that is in a suitable location from an engineering standpoint. In contrast to the wastewater treatment plant, the wastewater collection and recycled water distribution lines (i.e., the diameters of certain of the collection and distribution pipes) will be constructed to accommodate wastewater flows and recycled water from properties located outside the Assessment District that are also the subject of the MOU and may be required to discharge wastewater flows off-site for treatment. The cost associated with this oversizing of the wastewater collection and recycled water distribution lines is therefore not assessed to the properties within the Assessment District.

## C. Apportionment Methodology

The extent of the special benefit conferred to the parcels in the Assessment District is quantified in terms of wastewater flow and organic load. The cost of the wastewater collection and recycled water distribution and injection system is allocated in proportion to wastewater flow as it is the primary determinant in the design and cost of the collection and distribution facilities. The cost of the wastewater treatment plant is allocated in proportion to organic load as it is the primary determinant in the design and cost of the treatment facilities. With certain exceptions discussed in Section D below, wastewater flows and organic load for developed parcels are based on actual building square footage and uses. Wastewater flows and organic load for vacant parcels are based on (i) the maximum floor area ratio permitted by the City (0.15) and the anticipated mix of uses or (ii) development plans submitted to the City, including wastewater analyses for such development plans, if any. Standard wastewater flow rates and organic load concentrations are discussed in Sections C.1 and C.2 below. Special cases and/or exceptions are discussed in Section C.3 below.

### 1. Wastewater Flow Rates

Non-residential wastewater flow rate assumptions are 0.0216 gallons per day for retail, 0.6750 gallons per day for restaurant, and 0.0625 gallons per day per building square foot for office. Wastewater flow rate assumptions for church uses are 3.0000 gallons per day per seat<sup>1</sup>. Wastewater flow rate assumptions for school uses are 11.0000 gallons per day per student and faculty/staff<sup>2</sup>. The wastewater flow rate assumption

<sup>1</sup> The source for the flow rate per church seat is *United States Environmental Protection Agency Publication 625/R-00/008-Chapter 3*.

<sup>2</sup> The source for the flow rate per school seat is *United States Environmental Protection Agency Publication 625/R-00/008-Chapter 3*.



for retail use is an average and is calculated using a factor of ten (10.0000) gallons per day per employee, two (2.0000) gallons per day per parking space, one (1.0000) parking space per employee, and a range of building square feet per employee of 500 to 625<sup>3</sup>. The wastewater flow rate assumption for restaurant is calculated by applying a factor of nine (9.0000) gallons per day per customer<sup>4</sup> to an existing restaurant located in the City of Malibu which averages three hundred (300) customer per day and occupies four thousand (4,000) building square feet. The wastewater flow rate assumption for office is calculated using an average of two hundred eight (208) building square feet per employee and a factor of thirteen (13.0000) gallons per day per employee<sup>5</sup>.

Residential wastewater flow rate assumptions are 366 gallons per day for a typical single-family home and 700 gallons per day for large, estate-sized homes. The wastewater flow rate for the typical single family home is calculated assuming a household size, including housekeepers and visitors, of 5.2, a wastewater flow per capita of 69 gallons per day<sup>6</sup>, and a 1.02 infiltration rate. The wastewater flow rate for large, estate-sized homes is based on the proposed wastewater treatment system design prepared in connection with the development plans for Assessor's Parcel Number 4458-018-019.

## 2. Organic Load Concentration

Organic load concentration, a measure of the strength of the wastewater to be treated, is used to design the treatment process. Residential organic load concentrations are estimated to be 313 milligrams per liter ("mg/L") using per capita BOD loads from EPA guidelines<sup>7</sup>. Non-residential organic load concentrations were estimated to be similar to residential concentrations at 313 mg/L for retail, office, school, and church uses. For restaurants the BOD concentration was estimated to be 544 mg/L based on wastewater sampling conducted at shopping centers within the Civic Center area of the City. Total organic load is expressed in pounds per day and is calculated using the following formula: wastewater flow x organic load concentration x 8.345 / 1,000,000<sup>8</sup>. The specific wastewater flow and treatment plant load calculations for each parcel are discussed in Section C.3 below.

## 3. Wastewater Flow and Load Calculations

The wastewater flow and load estimates are summarized below. The terms BSF, GPD and PPD mean, respectively, building square feet, gallons per day and pounds per day.

- 4452-011-029 (Assessment No. 1)

This is land with certain existing structures located at 3730 Cross Creek Road. The property is zoned Commercial Visitor Serving I. Total future building area is estimated at 11,801 square feet using an FAR of 0.15 (78,670 parcel square feet x 0.15). The City indicates that the property has the potential to include retail and restaurant uses and therefore, wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 1,797.0563 GPD (11,801 x 0.8 x 0.0216 GPD/BSF (Retail) + 11,801 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 7.7650 PPD ((203.9213 GPD x 313 (Retail) + 1,593.1350 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

<sup>3</sup> The source for the flow rate per employee and per parking space is *Design of Municipal Wastewater Treatment Plants, Fifth Edition*.

<sup>4</sup> The source for the flow rate per restaurant customer is *United States Environmental Protection Agency Publication 625/R-00/008-Chapter 3*.

<sup>5</sup> The source for the flow rate per office employee is *United States Environmental Protection Agency Publication 625/R-00/008-Chapter 3*.

<sup>6</sup> The source for the flow rate per capita is *United States Environmental Protection Agency Publication 625/R-00/008-Chapter 3*.

<sup>7</sup> The source for the BOD load per capita is *United States Environmental Protection Agency Publication 625/R-00/008-Chapter 3*.

<sup>8</sup> The source for the equation for total organic load is *Design of Municipal Wastewater Treatment Plants, Fifth Edition*.



- 4452-011-033 (Assessment No. 2)

This is a Shell service station located at 23387 Pacific Coast Highway and occupies the northeast corner of Pacific Coast Highway and Cross Creek Road. The property is zoned Commercial Visitor Serving I. Total existing building area is 1,731 square feet. While there are no existing restaurant or other "wet" uses, the City indicates that there is the potential for restaurant/food service use(s) in the future. Therefore, wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 263.5967 GPD ( $1,731 \times 0.8 \times 0.0216$  GPD/BSF (Retail) +  $1,731 \times 0.2 \times 0.675$  GPD/BSF (Restaurant)). Estimated organic load is 1.1390 PPD ( $(29.9117 \text{ GPD} \times 313 \text{ (Retail)} + 233.6850 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).

- 4452-011-035 (Assessment No. 3)

This is a commercial development with office, retail, and storage uses located on the east side of Cross Creek Road near the intersection of Cross Creek Road and Civic Center Way (3806 Cross Creek Road). The property is zoned Commercial Visitor Serving I. The City anticipates that this property will tend toward higher intensity uses following completion of the works of improvements, and the property owner has petitioned the City to increase the estimated wastewater flow to 2,300 GPD to accommodate future restaurant use. Estimated wastewater flow of 2,300 GPD would accommodate 1,930 square feet of restaurant and 15,967 square feet of office; no retail use is assumed because of the City's expectation that the property will tend toward higher intensity uses. Total building area is 17,897 square feet based on the November 26, 2013 site plan for The Courtyard development. Total estimated wastewater flow is 2,300.6875 GPD ( $1,930 \times 0.675$  GPD/BSF (Restaurant) +  $15,967 \times 0.0625$  GPD/BSF (Office)). Estimated organic load is 8.5207 PPD ( $(1,302.7500 \text{ GPD} \times 544 \text{ (Restaurant)} + 997.9375 \text{ GPD} \times 313 \text{ (Office)}) \times 8.345 / 1,000,000$ ).

- 4452-011-036 (Assessment No. 4)

This is vacant land located north of Pacific Coast Highway just west of Malibu Lagoon. The property is zoned Commercial Visitor Serving I. Total future building area is estimated at 15,968 square feet using an FAR of 0.15 (106,450 total parcel square feet  $\times$  0.15). The City indicates that the property has the potential to include retail and restaurant uses, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 2,431.6070 GPD ( $15,968 \times 0.8 \times 0.0216$  GPD/BSF (Retail) +  $15,968 \times 0.2 \times 0.675$  GPD/BSF (Restaurant)). Estimated organic load is 10.5068 PPD ( $(275.9270 \text{ GPD} \times 313 \text{ (Retail)} + 2,155.6800 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).

- 4452-011-037 (Assessment No. 5)

This is a commercial development located at 3728 Cross Creek Road. The property is zoned Commercial Visitor Serving I. Actual building square footage data are not available. Therefore, building area is estimated at 4,494 using an FAR of 0.15 (29,960 parcel square feet  $\times$  0.15). The City indicates that there is the potential for restaurant and/or other wet use(s) in the future, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 684.3463 GPD ( $4,494 \times 0.8 \times 0.0216$  GPD/BSF (Retail) +  $4,494 \times 0.2 \times 0.675$  GPD/BSF (Restaurant)). Estimated organic load is 2.9570 PPD ( $(77.6563 \text{ GPD} \times 313 \text{ (Retail)} + 606.6900 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).



- 4452-011-039 (Assessment No. 6)

This is a restaurant, retail, and office development located at 3900 Cross Creek Road. The property is zoned Commercial Visitor Serving I. Total building area is 13,061 square feet (4,686 square feet of retail, 5,245 square feet of restaurant, and 3,130 square feet of office). Total estimated wastewater flow is 3,837.2176 GPD ( $4,686 \times 0.0216$  GPD/BSF (Retail) +  $5,245 \times 0.675$  GPD/BSF (Restaurant) +  $3,130 \times 0.0625$  GPD/BSF (Office)). Estimated organic load is 16.8475 PPD ( $(101.2176 \text{ GPD} \times 313 \text{ (Retail)}) + 3,540.3750 \text{ GPD} \times 544 \text{ (Restaurant)} + 195.6250 \text{ GPD} \times 313 \text{ (Office)}) \times 8.345 / 1,000,000$ ).

- 4452-011-042 (Assessment No. 7) and 4452-011-043 (Assessment No. 8)

These parcels comprise the Malibu Creek/Malibu Village development located on Cross Creek Road (3822 – 3896 Cross Creek Road) and Pacific Coast Highway (23357 - 23361 Pacific Coast Highway). The properties are zoned Commercial Visitor Serving I.

Total building area for 4452-011-042 is 25,832 square feet (23,332 square feet of retail and 2,500 square feet of restaurant). Total estimated wastewater flow for 4452-011-042 is 2,191.4712 GPD ( $23,332 \times 0.0216$  GPD/BSF (Retail) +  $2,500 \times 0.675$  GPD/BSF (Restaurant)). Estimated organic load for 4452-011-042 is 8.9771 PPD ( $(503.9712 \text{ GPD} \times 313 \text{ (Retail)}) + 1,687.5000 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).

Total building area for 4452-011-043 is 25,990 square feet (21,150 square feet of retail and 4,840 square feet of restaurant). Total estimated wastewater flow for 4452-011-043 is 3,723.8400 GPD ( $21,150 \times 0.0216$  GPD/BSF (Retail) +  $4,840 \times 0.675$  GPD/BSF (Restaurant)). Estimated organic load for 4452-011-043 is 16.0244 PPD ( $(456.8400 \text{ GPD} \times 313 \text{ (Retail)}) + 3,267.0000 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).

- 4452-011-803 (Assessment No. 9)

This is an unmanned Southern California Edison facility located at 3808 Cross Creek Road. The property is zoned Commercial Visitor Serving I. Actual building square footage data are not available. Therefore, building area is estimated at 2,875 using an FAR of 0.15 (19,166 parcel square feet  $\times 0.15$ ). The City indicates that there is the potential for redevelopment of the property for non-utility use in the future, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 437.8050 GPD ( $2,875 \times 0.8 \times 0.0216$  GPD/BSF (Retail) +  $2,875 \times 0.2 \times 0.675$  GPD/BSF (Restaurant)). Estimated organic load is 1.8917 PPD ( $(49.6800 \text{ GPD} \times 313 \text{ (Retail)}) + 388.1250 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).

- 4452-012-024 (Assessment No. 10)

This is vacant land located at 3738 Cross Creek Road, north of 4452-011-029. The property is zoned Commercial General. Total future building area is estimated at 34,042 square feet using an FAR of 0.15 (226,948 parcel square feet  $\times 0.15$ ). The City indicates that the property has the potential to include retail and restaurant uses, and therefore, wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 5,183.9158 GPD ( $34,042 \times 0.8 \times 0.0216$  GPD/BSF (Retail) +  $34,042 \times 0.2 \times 0.675$  GPD/BSF (Restaurant)). Estimated organic load is 22.3994 PPD ( $(588.2458 \text{ GPD} \times 313 \text{ (Retail)}) + 4,595.6700 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).

- 4458-001-003 (Assessment No. 11)

This is a parking lot that serves the development located on 4458-002-019 (Assessment No. 13). Therefore flow and load is zero and there will be no assessment. The property is zoned Commercial General.



- 4458-002-018 (Assessment No. 12)  
This is an office development located at 23730 Malibu Road. Total building area is 3,224 square feet. The property is zoned Commercial General. There are no existing restaurant or other "wet" uses, and the City does not anticipate any in the future. Estimated wastewater flow is 201.5000 GPD ( $3,224 \times 0.0625$  GPD/BSF). Estimated organic load is 0.5263 PPD ( $(201.5000 \text{ GPD} \times 313) \times 8.345 / 1,000,000$ ).
- 4458-002-019 (Assessment No. 13)  
This is an office development located along Malibu Road (23676 – 23712 Malibu Road). The property is zoned Commercial General. Total building area is 12,050 square feet. There are no existing restaurant or other "wet" uses, and the City does not anticipate any in the future. Estimated wastewater flow is 753.1250 GPD ( $12,050 \times 0.0625$  GPD/BSF). Estimated organic load is 1.9672 PPD ( $(753.1250 \text{ GPD} \times 313) \times 8.345 / 1,000,000$ ).
- 4458-002-900 (Assessment No. 14)  
This property is Los Angeles County Fire Station #88 and is located at 23720 Malibu Road. The property is zoned Commercial General. The number of fire fighters housed at the fire station is comparable to the household size for a typical single family home, and therefore wastewater flow is estimated at 366 GPD. Estimated organic load is 0.9560 PPD ( $(366.0000 \text{ GPD} \times 313) \times 8.345 / 1,000,000$ ).
- 4458-018-002 (Assessment No. 15), 4458-018-018 (Assessment No. 16), and 4458-018-019 (Assessment No. 17)  
This is vacant land located approximately at the southeast corner of Pacific Coast Highway and Malibu Canyon Road. The property is zoned Planned Development. Estimated wastewater flow is based on plans for the development of five (5) large, estate sized residential dwelling units plus a gatehouse and equals 3,560.0000 GPD ( $5 \text{ DUs} \times 700 \text{ GPD/DU} + 60 \text{ GPD for the gatehouse}$ ). Estimated organic load is 9.2987 PPD ( $(3,500.0000 \text{ GPD} \times 313 + 60.0000 \text{ GPD} \times 313) \times 8.345 / 1,000,000$ ). All dwelling units are anticipated to be located on 4458-018-019.
- 4458-018-027 (Assessment No. 18), 4458-018-028 (Assessment No. 19), 4458-018-029 (Assessment No. 20), 4458-018-030 (Assessment No. 21), 4458-018-031 (Assessment No. 22), 4458-018-032 (Assessment No. 23), and 4458-018-033 (Assessment No. 24)  
This is vacant land located south of Pacific Coast Highway and east of 4458-018-019. The property is zoned Single Family Medium. Estimated wastewater flow is based on plans for the development of four (4) large, estate sized residential dwelling units plus an unmanned gatehouse. Estimated wastewater flow for each residential parcel is 700 GPD. Estimated organic load for each residential parcel is 1.8284 PPD ( $(700.0000 \text{ GPD} \times 313) \times 8.345 / 1,000,000$ ). The residential parcels are 4458-018-027, 4458-018-028, 4458-018-029, and 4458-018-030. The unmanned gatehouse will be located on 4458-018-031. 4458-018-032 and 4458-018-033 are open space, non-buildable lots.
- 4458-018-902 (Assessment No. 25)  
The property is zoned Public Open Space. This is the entrance to Bluffs Park and therefore will produce no wastewater flow. There will be no assessment.
- 4458-018-904 (Assessment No. 26)  
This is Bluffs Park. The property is zoned Public Open Space. Estimated wastewater flow is attributable to the public restroom facilities which are projected to generate 220 GPD. Estimated organic load is 0.5746 PPD ( $(220.0000 \text{ GPD} \times 313) \times 8.345 / 1,000,000$ ).



- 4458-019-003 (Assessment No. 27)  
This is vacant land located south of the intersection of Pacific Coast Highway and Civic Center Way and north of Malibu Road. The property is zoned Single Family Medium. Estimated wastewater flow is based on plans for the development of one (1) large, estate sized residential dwelling unit and equals 700 GPD. Estimated organic load is 1.8284 PPD ( $(700.0000 \text{ GPD} \times 313) \times 8.345 / 1,000,000$ ).
- 4458-019-008 (Assessment No. 28)  
This is vacant land located at 23614 Pacific Coast Highway, at the merger of Pacific Coast Highway and Malibu Road. The property is zoned Commercial General. Total future building area is estimated at 3,511 square feet using an FAR of 0.15 (23,409 total parcel square feet x 0.15). The City indicates that the property has the potential to include retail and restaurant uses, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 534.6551 GPD ( $3,511 \times 0.8 \times 0.0216 \text{ GPD/BSF (Retail)} + 3,511 \times 0.2 \times 0.675 \text{ GPD/BSF (Restaurant)}$ ). Estimated organic load is 2.3102 PPD ( $(60.6701 \text{ GPD} \times 313 \text{ (Retail)} + 473.9850 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).
- 4458-019-009 (Assessment No. 29)  
This is a commercial development located at 23670 Pacific Coast Highway, on the southeast corner of the intersection of Pacific Coast Highway and Webb Way. The property is zoned Commercial General. Total building area is 8,434 square feet. While there are no existing restaurant or other "wet" uses, the City indicates that there is the potential for restaurant/food service use(s) in the future. Therefore, wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 1,284.3295 GPD ( $8,434 \times 0.8 \times 0.0216 \text{ GPD/BSF (Retail)} + 8,434 \times 0.2 \times 0.675 \text{ GPD/BSF (Restaurant)}$ ). Estimated organic load is 5.5495 PPD ( $(145.7395 \text{ GPD} \times 313 \text{ (Retail)} + 1,138.5900 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).
- 4458-019-010 (Assessment No. 30)  
This is the Malibu Colony Plaza development located at 23841 Malibu Road. The property is zoned Commercial General. Total building area is 116,925 square feet (68,014 square feet of retail and 48,911 square feet of restaurant). Total estimated wastewater flow is 34,484.0274 GPD ( $68,014 \times 0.0216 \text{ GPD/BSF (Retail)} + 48,911 \times 0.675 \text{ GPD/BSF (Restaurant)}$ ). Estimated organic load is 153.7145 PPD ( $(1,469.1024 \text{ GPD} \times 313 \text{ (Retail)} + 33,014.9250 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).
- 4458-020-002 (Assessment No. 31)  
This is an office development located at 23405 Pacific Coast Highway. The property is zoned Commercial Visitor Serving I. Total building area is 2,386 square feet (284 square feet of retail and 2,102 square feet of office). Total estimated wastewater flow is 137.5094 GPD ( $284 \times 0.0216 \text{ GPD/BSF (Retail)} + 2,102 \times 0.0625 \text{ GPD/BSF (Office)}$ ). Estimated organic load is 0.3592 PPD ( $(6.1344 \text{ GPD} \times 313 \text{ (Retail)} + 131.3750 \text{ GPD} \times 313 \text{ (Office)}) \times 8.345 / 1,000,000$ ).
- 4458-020-004 (Assessment No. 32)  
This is the Malibu Professional Arts office development located at 23440 Civic Center Way. The property is zoned Commercial Visitor Serving I. Total building area is 12,644 square feet. Estimated wastewater flow is 790.2500 GPD ( $12,644 \times 0.0625 \text{ GPD/BSF}$ ). Estimated organic load is 2.0641 PPD ( $(790.2500 \text{ GPD} \times 313) \times 8.345 / 1,000,000$ ).



- 4458-020-010 (Assessment No. 33)  
This is the Malibu Country Mart II development located at 23410 Civic Center Way. The property is zoned Commercial Visitor Serving I. Total building area is 39,076 square feet (19,996 square feet of retail, 4,700 square feet of restaurant, and 14,380 square feet of office). Estimated wastewater flow is 4,503.1636 GPD ( $19,996 \times 0.0216$  GPD/BSF (Retail) +  $4,700 \times 0.675$  GPD/BSF (Restaurant) +  $14,380 \times 0.0625$  GPD/BSF (Office)). Estimated organic load is 17.8778 PPD ( $(431.9136 \text{ GPD} \times 313 \text{ (Retail)} + 3,172.5000 \text{ GPD} \times 544 \text{ (Restaurant)} + 898.7500 \text{ GPD} \times 313 \text{ (Office)}) \times 8.345 / 1,000,000$ ).
- 4458-020-014 (Assessment No. 34)  
This is the Malibu Country Mart I development located at 3835 Cross Creek Road. The property is zoned Commercial Visitor Serving I. Total building area is 29,068 square feet (19,737 square feet of retail, 8,025 square feet of restaurant, and 1,306 square feet of office). Total estimated wastewater flow is 5,924.8192 GPD ( $19,737 \times 0.0216$  GPD/BSF (Retail) +  $8,025 \times 0.675$  GPD/BSF (Restaurant) +  $1,306 \times 0.0625$  GPD/BSF (Office)). Estimated organic load is 25.9176 PPD ( $(426.3192 \text{ GPD} \times 313 \text{ (Retail)} + 5,416.8750 \text{ GPD} \times 544 \text{ (Restaurant)} + 81.6250 \text{ GPD} \times 313 \text{ (Office)}) \times 8.345 / 1,000,000$ ).
- 4458-020-015 (Assessment No. 35)  
This parcel of vacant land is located south of Civic Center Way, north of Pacific Coast Highway, and west of Webb Way. The property is zoned Commercial General. Total future building area for 4458-020-015 is estimated at 7,242 square feet using an FAR of 0.15 ( $48,280$  total parcel square feet  $\times 0.15$ ). The City indicates that the property has the potential to include retail and restaurant uses, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 1,102.8118 GPD ( $7,242 \times 0.8 \times 0.0216$  GPD/BSF (Retail) +  $7,242 \times 0.2 \times 0.675$  GPD/BSF (Restaurant)). Estimated organic load is 4.7652 PPD ( $(125.1418 \text{ GPD} \times 313 \text{ (Retail)} + 977.6700 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).
- 4458-020-900 (Assessment No. 36) and 4458-020-901 (Assessment No. 37)  
Assessment No. 36 is a parcel of vacant land located south of Civic Center Way, north of Pacific Coast Highway, and west of Webb Way. Assessment No. 37 is vacant land located at the northeast corner of the intersection of Webb Way and Pacific Coast Highway. These two parcels were acquired by the County of Los Angeles for purposes of road right-of-way, and are anticipated to be quitclaimed to the City with the condition that the property can only be used for the purposes authorized in Sections 2 and 9 of Article XIX of the California Constitution and Section 2101 of the California Streets and Highways Code which renders these properties undevelopable for private purposes. Therefore, flow and load is zero and there will be no assessment.
- 4458-020-902 (Assessment No. 38)  
This is part of Legacy Park. The property is zoned Commercial Visitor Serving I and will have no restroom or other facilities which would discharge to the wastewater treatment system. Therefore, estimated wastewater flow organic load are zero (0) and there will be no assessment.



- 4458-020-903 (Assessment No. 39)  
This is a commercial development that includes the Lumber Yard (3939 Cross Creek Road), Super Care building (23661 and 23461 Pacific Coast Highway), and animal hospital facilities (23431 Pacific Coast Highway). The property is zoned Commercial Visitor Serving I. Total building area is 37,862 square feet (30,049 square feet of retail, 6,605 square feet of restaurant, and 1,208 square feet of office). Total estimated wastewater flow is 5,182.9334 GPD ( $30,049 \times 0.0216$  GPD/BSF (Retail) +  $6,605 \times 0.675$  GPD/BSF (Restaurant) +  $1,208 \times 0.0625$  GPD/BSF (Office)). Estimated organic load is 22.1321 PPD ( $(649.0584 \text{ GPD} \times 313 \text{ (Retail)} + 4,458.3750 \text{ GPD} \times 544 \text{ (Restaurant)} + 75.5000 \text{ GPD} \times 313 \text{ (Office)}) \times 8.345 / 1,000,000$ ).
- 4458-021-173 (Assessment No. 40)  
This is an office development located adjacent and south of Malibu City Hall (23805 – 23815 Stuart Ranch Road). The property is zoned Community Commercial. Total building area is 40,528 square feet. Estimated wastewater flow is 2,533.0000 GPD ( $40,528 \times 0.0625$  GPD/BSF). Estimated organic load is 6.6162 PPD ( $(2,533.0000 \text{ GPD} \times 313) \times 8.345 / 1,000,000$ ).
- 4458-021-175 (Assessment No. 41)  
This is vacant land located at the northwest corner of Civic Center Way and Stuart Ranch Road. The property is zoned Community Commercial. Total future building area is estimated at 44,105 square feet using an FAR of 0.15 ( $294,030 \text{ total parcel square feet} \times 0.15$ ). The City indicates that the property has the potential to include retail and restaurant uses, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 6,716.3094 GPD ( $44,105 \times 0.8 \times 0.0216$  GPD/BSF (Retail) +  $44,105 \times 0.2 \times 0.675$  GPD/BSF (Restaurant)). Estimated organic load is 29.0207 PPD ( $(762.1344 \text{ GPD} \times 313 \text{ (Retail)} + 5,954.1750 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).
- 4458-021-901 (Assessment No. 42)  
This property is Malibu City Hall. The property is zoned Community Commercial. Total building area is 37,359 square feet. Estimated wastewater flow is 2,334.9375 GPD ( $37,359 \times 0.0625$  GPD/BSF). Estimated organic load is 6.0988 PPD ( $(2,334.9375 \text{ GPD} \times 313) \times 8.345 / 1,000,000$ ).
- 4458-022-001 (Assessment No. 43)  
This is vacant land located at the northwest corner of the Civic Center Way and Cross Creek Road. The property is zoned Commercial Visitor Serving I. Along with 4458-022-022, this property is proposed to be developed as a Whole Foods Store. Total future building area is 38,425 square feet (9,222 square feet of retail and 29,203 square feet of restaurant). Total estimated wastewater flow is 9,340 GPD and is based on a September 2, 2011 study prepared EPD Consultants, which estimates that 710 GPD is attributable to the retail use and the remaining 8,630 GPD is attributable to the restaurant use. The wastewater flow from each land use is split between Assessor's Parcels 4458-022-001 and 4458-022-022 proportionately on the basis of land area. Estimated wastewater flow for Assessor's Parcel 4458-022-001, based on its parcel square footage of 108,464 and the total parcel square footage for both parcels of 259,673, is 3,901.2672 GPD ( $710 \text{ GPD} \times 108,464 / 259,673 \text{ (Retail)} + 8,630 \text{ GPD} \times 108,464 / 259,673 \text{ (Restaurant)}$ ). Estimated organic load for Assessor's Parcel 4458-022-001 is 17.1388 PPD ( $(296.5631 \text{ GPD} \times 313 \text{ (Retail)} + 3,604.7041 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).



- 4458-022-011 (Assessment No. 44)

This is vacant land located at the northeast corner of Civic Center Way and Stuart Ranch Road. The property is zoned Community Commercial. Total future building area is estimated at 81,010 based on an August 2013 traffic study for a proposed development comprised of retail, restaurant, and office uses (38,567 square feet of retail, 15,000 square feet of restaurant, and 27,443 square feet of office). Total estimated wastewater flow is 12,673.2347 GPD ( $38,567 \times 0.0216$  GPD/BSF (Retail) +  $15,000 \times 0.675$  GPD/BSF (Restaurant) +  $27,443 \times 0.0625$  GPD/BSF (Office)). Estimated organic load is 52.6202 PPD ( $(833.0472 \text{ GPD} \times 313 \text{ (Retail)} + 10,125.0000 \text{ GPD} \times 544 \text{ (Restaurant)} + 1,715.1875 \text{ GPD} \times 313 \text{ (Office)}) \times 8.345 / 1,000,000$ ).
- 4458-022-012 (Assessment No. 45)

This is vacant land located on the east side of Stuart Ranch Road opposite of Malibu City Hall. The property is zoned Community Commercial. Total future building area is estimated at 42,079 using an FAR of 0.15 (280,526 parcel square feet x 0.15). The City indicates that the property has the potential to include retail and restaurant uses, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 6,407.7901 GPD ( $42,079 \times 0.8 \times 0.0216$  GPD/BSF (Retail) +  $42,079 \times 0.2 \times 0.675$  GPD/BSF (Restaurant)). Estimated organic load is 27.6876 PPD ( $(727.1251 \text{ GPD} \times 313 \text{ (Retail)} + 5,680.6650 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).
- 4458-022-019 (Assessment No. 46)

This is vacant land located on the west side of La Paz Lane at its current terminus. The property is zoned Community Commercial. Total future building area is estimated at 55,408 using an FAR of 0.15 (369,389 parcel square feet x 0.15). The City indicates that the property has the potential to include retail and restaurant uses, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 8,437.5302 GPD ( $55,408 \times 0.8 \times 0.0216$  GPD/BSF (Retail) +  $55,408 \times 0.2 \times 0.675$  GPD/BSF (Restaurant)). Estimated organic load is 36.4580 PPD ( $(957.4502 \text{ GPD} \times 313 \text{ (Retail)} + 7,480.0800 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).
- 4458-022-022 (Assessment No. 47)

This is vacant land located approximately at the northwest corner of the Civic Center Way and Cross Creek Road. The property is zoned Commercial Visitor Serving I. Along with 4458-022-001, this property is proposed to be developed as a Whole Foods Store. Total estimated wastewater flow is 9,340 GPD and is based on a September 2, 2011 study prepared EPD Consultants, which estimates that 710 GPD is attributable to the retail use and 8,630 GPD is attributable to the restaurant use. The wastewater flow from each land use is split between Assessor's Parcels 4458-022-001 and 4458-022-022 proportionately on the basis of land area. Estimated wastewater flow for Assessor's Parcel 4458-022-022, based on its parcel square footage of 151,209 and the total parcel square footage for both parcels of 259,673, is 5,438.7328 GPD ( $710 \text{ GPD} \times 151,209 / 259,673 \text{ (Retail)} + 8,630 \text{ GPD} \times 151,209 / 259,673 \text{ (Restaurant)}$ ). Estimated organic load for Assessor's Parcel 4458-022-022 is 23.8931 PPD ( $(413.4369 \text{ GPD} \times 313 \text{ (Retail)} + 5,025.2959 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).



- 4458-022-023 (Assessment No. 48) and 4458-022-024 (Assessment No. 49)

This is vacant land located east of La Paz Lane and north of Civic Center Way. Development assumptions are based on a February 26, 2008 site plan. The property is zoned Town Center Overlay.

Total future building area for 4458-022-023 is 88,997 (43,917 square feet of retail, 10,000 square feet of restaurant, and 35,080 square feet of office). Estimated wastewater flow for 4458-022-023 is  $9,891.1072 \text{ GPD}$  ( $43,917 \times 0.0216 \text{ GPD/BSF (Retail)} + 10,000 \times 0.675 \text{ GPD/BSF (Restaurant)} + 35,080 \times 0.0625 \text{ GPD/BSF (Office)}$ ). Estimated organic load is  $38.8474 \text{ PPD}$  ( $(948.6072 \text{ GPD} \times 313 \text{ (Retail)} + 6,750.0000 \text{ GPD} \times 544 \text{ (Restaurant)} + 2,192.5000 \text{ GPD} \times 313 \text{ (Office)}) \times 8.345 / 1,000,000$ ).

Total future building area for 4458-022-024 is 43,061 square feet of restaurant, (15,585 square feet of retail, and 27,476 square feet of office). Estimated wastewater flow for 4458-022-024 is  $2,053.8860 \text{ GPD}$  ( $15,585 \times 0.0216 \text{ GPD/BSF (Retail)} + 27,476 \times 0.0625 \text{ GPD/BSF (Office)}$ ). Estimated organic load is  $5.3647 \text{ PPD}$  ( $(336.6360 \text{ GPD} \times 313 \text{ (Retail)} + 1,717.2500 \text{ GPD} \times 313 \text{ (Office)}) \times 8.345 / 1,000,000$ ).

- 4458-022-025 (Assessment No. 50)

This is vacant land located on north of the 4458-022-024. The property is zoned Community Commercial. Total future building area is estimated at 23,509 using an FAR of 0.15 (156,728 parcel square feet  $\times$  0.15). The City indicates that the property has the potential for office uses. Estimated wastewater flow is  $1,469.3125 \text{ GPD}$  ( $23,509 \times 0.0625 \text{ GPD/BSF}$ ). Estimated organic load is  $3.8378 \text{ PPD}$  ( $(1,469.3125 \text{ GPD} \times 313) \times 8.345 / 1,000,000$ ).

- 4458-022-802 (Assessment No. 51)

This is a GTE California, Inc. facility along Cross Creek Road. The property is zoned Commercial Visitor Serving I. Actual building square footage data are not available. Therefore, building area is estimated at 5,138 using an FAR of 0.15, the maximum permitted under current City zoning regulations (34,250 parcel square feet  $\times$  0.15). The City indicates that there is the potential for redevelopment of the property for non-utility use in the future, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or  $782.4146 \text{ GPD}$  ( $5,138 \times 0.8 \times 0.0216 \text{ GPD/BSF (Retail)} + 5,138 \times 0.2 \times 0.675 \text{ GPD/BSF (Restaurant)}$ ). Estimated organic load is  $3.3808 \text{ PPD}$  ( $(88.7846 \text{ GPD} \times 313 \text{ (Retail)} + 693.6300 \text{ GPD} \times 544 \text{ (Restaurant)}) \times 8.345 / 1,000,000$ ).

- 4458-022-906 (Assessment No. 52)

This property is located at 23519 Civic Center Way and currently houses Los Angeles County courthouse, sheriff substation, library, and Water Works District 29 facilities and an unmanned communications tower. The property is zoned Institutional. A new Santa Monica Community College District satellite campus (no restaurant or cafeteria are anticipated) and Los Angeles County Sheriff substation facility will be constructed, replacing the existing sheriff substation. Total building square footage will be 86,900. The new SMCCD campus will be 27,500 building square feet with a total of two hundred ten (210) full time equivalent students and twelve (12) faculty/staff. The new Sheriff substation will be 5,640 building square feet. The existing courthouse facility is 24,240 building square feet. The existing library is 16,229 square feet. The Water Works District 29 offices are 12,291 building square feet. In addition, there is 1,000 square feet of storage. Estimated wastewater flow is  $6,154.5000 \text{ GPD}$  ( $59,400 \times 0.0625 \text{ GPD/BSF (Office)} + 222 \times 11 \text{ GPD}$ ). Estimated organic load is  $16.0755 \text{ PPD}$  ( $(3,712.5000 \text{ GPD} \times 313 \text{ (Office)} + 2,442.0000 \text{ GPD} \times 313 \text{ (College)}) \times 8.345 / 1,000,000$ ).



- 4458-027-023 (Assessment No. 53), 4458-027-024 (Assessment No. 54), and 4458-027-025 (Assessment No. 55)

This is Our Lady of Malibu Church and School. The property is zoned Institutional. The school is located on 4458-027-023, the church is located on 4458-027-024, and the rectory is located on 4458-027-025. The church has seating for 250. The school has a student capacity of one hundred twenty-three (123) with faculty and staff of up to twenty (20).

Estimated wastewater flow for 4458-027-023 is 1,573.0000 GPD ( $143 \times 11$  GPD). Estimated organic load for 4458-027-023 is 4.1087 PPD ( $((1,573.0000 \text{ GPD} \times 313) \times 8.345 / 1,000,000)$ ).

Estimated wastewater flow for 4458-027-024 is 750.0000 GPD ( $250 \text{ seats} \times 3 \text{ GPD/seat}$ ). Estimated organic load for 4458-027-024 is 1.9590 PPD ( $((750.0000 \text{ GPD} \times 313) \times 8.345 / 1,000,000)$ ).

Estimated wastewater flow for 4458-027-025 is 366 GPD. Estimated organic load for 4458-027-025 is 0.9560 PPD ( $((366.0000 \text{ GPD} \times 313) \times 8.345 / 1,000,000)$ ).

- 4458-028-006 (Assessment No. 56) and 4458-028-020 (Assessment No. 57)

These two properties comprise the wastewater treatment plant site. The properties are zoned Commercial Visitor Serving II. Estimated wastewater flow is 100 GPD and is based on one bathroom, laboratory sink, and a dishwasher. Estimated organic load is 0.2612 PPD ( $100 \times 313 \times 8.345 / 1,000,000$ ). Wastewater flow and load are allocated to each parcel in proportion to land area. Estimated wastewater flow for Assessor's Parcel 4458-028-006 is 27 GPD ( $100 \times 4458-028-006 \text{ parcel square footage of } 30,930 \text{ divided by the total parcel square footage for both parcels of } 113,400$ ). Estimated wastewater flow for Assessor's Parcel 4458-028-020 is 73 GPD ( $100 \times 4458-028-020 \text{ parcel square footage of } 82,470 \text{ divided by the total parcel square footage for both parcels of } 113,400$ ). Estimated organic load for Assessor's Parcel 4458-028-006 is 0.0705 PPD ( $((27.0000 \text{ GPD} \times 313) \times 8.345 / 1,000,000)$ ). Estimated organic load for Assessor's Parcel 4458-028-020 is 0.1907 PPD ( $((73.0000 \text{ GPD} \times 313) \times 8.345 / 1,000,000)$ ).

#### D. Parcel Subdivisions and Consolidations

If an Assessor's Parcel is subdivided, the assessment for the subdivided parcel shall be apportioned to the new parcels in accordance with the preceding assessment methodology. The sum of the assessments for the new parcels shall equal the assessment for the subdivided parcel. If two or more Assessor's Parcels are consolidated, the assessment for the parcel resulting from such consolidation shall be equal to the sum of the assessments for the consolidated parcels.

